

113.0

0003

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

577,600 / 577,600

USE VALUE:

577,600 / 577,600

ASSESSED:

577,600 / 577,600

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
9		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CUMMINGS LYDIA L / TRUSTEE	
Owner 2: 9 WRIGHT STREET REALTY TRUST	
Owner 3:	

Street 1: 9 WRIGHT ST	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: CUMMINGS LYDIA L -	
Owner 2: -	

Street 1: 9 WRIGHT ST	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains 3,831 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1927, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	3831
	Sq. Ft.
	Site
	0
	70.
	1.33 6
	Road Co
	-5
	355,729
	355,700

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3831.000	221,900		355,700	577,600		72003
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18

Total Card	0.088	221,900		355,700	577,600	Entered Lot Size
Total Parcel	0.088	221,900		355,700	577,600	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.48	/Parcel:	407.4	Land Unit Type:
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PREVIOUS ASSESSMENT								Parcel ID	113.0-0003-0017.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	222,000	0	3,831.	355,700	577,700	577,700	Year End Roll
2019	101	FV	187,800	0	3,831.	350,600	538,400	538,400	Year End Roll
2018	101	FV	187,800	0	3,831.	269,300	457,100	457,100	Year End Roll
2017	101	FV	187,800	0	3,831.	254,100	441,900	441,900	Year End Roll
2016	101	FV	187,800	0	3,831.	233,800	421,600	421,600	Year End
2015	101	FV	176,000	0	3,831.	218,500	394,500	394,500	Year End Roll
2014	101	FV	176,000	0	3,831.	201,200	377,200	377,200	Year End Roll
2013	101	FV	176,000	0	3,831.	201,200	377,200	377,200	12/13/2012

Parcel ID	113.0-0003-0017.0	PRIOR ASSESSMENT
		Date
		12/18/2019
		1/3/2019
		12/20/2017
		1/4/2016
		12/11/2014
		12/16/2013
		03/10/2010
		8755

PRINT	Date	Time
	12/10/20	23:17:53
	03/10/20	08:41:47
		danam
		8755

LAST REV	Date	Time
	03/10/20	08:41:47
		Reval Dist:
		Year:
		LandReason:
		BldReason:
		CivilDistrict:
		Ratio:

PAT ACCT.	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type
CUMMINGS LYDIA	71851-463	1
COHEN ROBERT L/	23136-319	4/30/1993
		176,000
		No
		Y

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
Number	By
12/12/2019	Name
2009	MEAS&NOTICE
	CC
9/16/2004	Meas/Inspect
888	355
12/3/2003	Permit Visit
1028	BR
5/20/1996	External Ins
191	BR
	B Rossignol
	3/11/2004
	BR
	3/16/2000
	Inspected
	264
	PATRIOT
	2/4/2000
	Measured
	263
	PATRIOT
	6/12/1996
	PM
	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	5 - Cape			Full Bath:	1	Rating:	Average	BMT IS ON LEDGE / UNPAVED.									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:					OthrFix:		Rating:										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1927	Eff Yr Blt:			Location:												
Alt LUC:		Alt %:			Total Units:												
Jurisdict:		Fact: .			Floor:												
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:	1	5	2	M					
Sec Int Wall:					Economic:			Additions:									
Partition:	T - Typical			Special:			Kitchen:										
Prim Floors:	3 - Hardwood			Override:			Baths:										
Sec Floors:					Total:	26.4	%	Plumbing:									
Bsmnt Flr:	12 - Concrete						Electric:										
Subfloor:							Heating:										
Bsmnt Gar:	1						General:										
Electric:	3	- Typical					Totals	1	5	2							
Insulation:	2	- Typical															
Int vs Ext:	S																
Heat Fuel:	1	- Oil															
Heat Type:	3	- Forced H/W															
# Heat Sys:	1																
% Heated:	100				% AC:												
Solar HW:	NO				Central Vac:	NO											
% Com Wall:					% Sprinkled:												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.0-0003-0017.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							

WDK (250) 10
5 25
TQS FFL BMT (810) 27
27
10 10 EFP (50) 10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	810	140,320	113,658	BMT	75											
BMT	Basement	608	42,100	25,573													
TQS	3/4 Story	608	140,320	85,243													
WDK	Deck	250	9,900	2,475													
EFP	Enclos Porch	50	71,870	3,593													
Net Sketched Area: 2,325				Total: 230,542													
Size Ad	1417.5	Gross Are	2730	FinArea	1418												

IMAGE

AssessPro Patriot Properties, Inc